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N.E. Cor. 72nd St. and Lexington Ave.

6 Rooms 2 Baths-12 Rooms 5 Baths, \$16,800 to \$33,400

136 East 67th Street

5 Rooms 2 Baths-7 Rooms 3 Baths, \$11,300 to \$16,500

Save rent under the only safe plan of co-oper

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APARTMENTS-UNFURNISHED.

Above 59th St .- 5th Av. to East River.

W. 30.

180 Riverside Drive

North Corner 90th St.



Above 59th St .- 5th Av. to North River ..

The Finest Fireproof Apartment House on the Drive, with every modern improvement—five elevators.

20 Apartments to Be Sold on the Co-operative Plan.

In Suites of 6, 7 & 8 Rooms

To be ready for occupancy on or before September 1, 1922

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Near Riverside Drive Schwartz & Gross, Architects.

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Exceptionally large; possessing every modern improvement. 100 feet from Broadway Subway. Crosstown bus passes door.

Ready for Occupancy May 15th For Particulars Apply to Renting Agent on Premises

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High Class Elevator Apts. Now Ready for Occupancy

At Extremely Low Rentals LARGE, LIGHT AND AIRY Every Conceivable Improvement

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10 Stores

Ready June 15th 178th St. & Echo Park 3-4 Rooms, all improvements
One block East of Concourse, 4 blocks
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Apply 3 to 5 P. M. Saturday, Sunday

Leasing from May 1st 2105 RYER AVE. South of 181st St.

6-7 Rooms, \$125

4 Rooms, Front

522 West 157th St.

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19 East 57th St. 47 East 57th St.

From 2 to 5 Rooms & Bath N HOUSES, ELEVATOR, &C. RENTS \$2,000 UPWARDS. & Huberth, 2 Columbus Circle TEL. CIRCLE 5746.

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3-4 Rooms

Every Conceivable Improvement is block east of Lexington-Jerome subway, 6th and 9th av. "L" at traide av. asonable Itental. Agt. on Premises.

NEW BUILDINGS 3-4-5 Rooms S. E. COR. GRAND AV.,

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58 Apartments to Be Rented on Lease

Each with 3 bathrooms

Wood, Dolson Co. Inc. Schuyler 1100

New Fireproof Structure

610 W. 110TH ST. CORP., Owners

Creston Ave.

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Rooms, all improvements

Ready August 15th
181st St. & Valentine Ave.
One Block East of Concourse
3-4-5 Rooms, all improvements

Suitable for Any Business

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Extraordinary, large, with every improvement.

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64 West 192nd St. ween University and Grand Avs.

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3, 4, 6 Rooms with Foyers.

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Newly Completed Building 163d St. & Park Ave. 3-4-6-7 rooms. Last word in sign. Extra large roo All modern improvement VERY MODERATE RENTS.

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Your Situation Wanted Ad. in The Want Ad. Section of THE NEW YORK HERALD should put you in touch with just the sort of people with whom you would like to connect. Try one, Telephone Worth 10,000,

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Detached

Five-Story Apartment House

All Outside Rooms

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17 Minutes from Financial District

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5 and 6 exceptionally large rooms with spacious closets; most modern and up-to-date plumbing; artistic lighting fixtures and sound proofed. Each apartment is wired for individual telephone.

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FOR RENT, WEST SIDE, dwellings, \$250 upward. HOUGHTON COMPANY, 132 West 72d St. Columbus 182 West 726 St. Columbus 0280.

HOT water double flat, near Broadway; rents cver \$4,200; price \$3,4,500.

JOHN R. DAVIDSON, 879 Columbus Av. LINCOLN SQUARE, 24x80x100, fline apariment, sultable business. 168 W. 65th.

Funcarianteed possession. COUGHLAN & CO., INC., 200 West 72d.

WILL sell at less than pre-war price to quick buser. 100x100 plot, on 59th st., between 9th av. and columbus Circle; plot consists of four five story triple flats; two five and one four from apariments on each floor; rental \$25,000; ripest spot in city for adjuste improvement; action must be quick and one four from apariments on each floor; rental \$25,000; ripest spot in city for adjuste improvement; action must be quick and one four from a consider trade with cash. Y 2278 Herald, 286 Herald, 386 Heral

CO., 142 West 125th.

457H st., near 5th av.; builder's plot, 160x
190; ripe for apartments or hotel; price
\$400,000; \$50,000 cash; 60 per cept, loan
after completed. FEDERATED REALTY
BROKERS, INC., 25 West 45d st.

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Principals only, HAYWARD, Bwy & 1000 8.
Cheapest house on Amsterdam Av., near 94th 8t, 5 Story double flat, 2 stores rental, \$4,200, Price \$36,500, Mortgage \$25,000, p. KEMPNER & SON, INC., 522 5th Av. Murray Hill, 4015.
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Pents \$5,000. KAYE, 4607 Lowerre pl.

BARGAIN-Walkup, modern: price \$67,000;
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Address K., 148 Reade st., Manhattan.
CHEAPEST FIVE STORY SINGLE FLATS.
Situate excellent private house block.

Bants \$5,500 beth. GOODWIN & GOODWIN, 260 Lenox av.

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Good terms. J. ARTHUR FISCHER,

600 dth av.

DWELLING bargain, West 1224 st., near
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electric light; parquet floors; price \$19,000;
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INCOLN SQUARE, 24x80x100, fine apartment, suitable business. 188 W. 65th.

RENTALS \$25,000, CASH \$25,000.
Six stories, fifty foot elevator, twenty-four families; fours-fives, modern apartments; mortgages \$85,000, 1927; income \$11,300.
Columbia College section. R 624 Herald, 280 Broadway.
TWO family private dwelling, near Drive; 25x100; steam heat, electric lights, parquet; sood condition; price \$18,500; cash \$5,000; guaranteed possession. COUGHLAN & CO., INC., 200 West 72d.
WILL sell at less than pre-war price to

50 foot new law walkup apartment, located between Broadway and Riverside Drive: rental over \$15,000 per annum; cash neces-sary, \$20,000. Principals apply CHARLES BERLIN, 3888 Broadway.

Washington Heights, Above 125th St., West of 8th Av.

EROADWAY real bargain at subway station, near Van Cortlandt Park; arranged two families; parquet floors throughout, two tiled shower baths, extra large rooms; everything in the house new; two car garage on center of plot; over 10,000 square feet; just the thing for private sanitarium; will consider trading for free and clear lots in Rivertiale; price \$20,000; terms, arranged; immediate possession. Principals apply THOMAS R. CRAWFORD, 1929 Amsterdam av., near 155th st. BARGAIN-Five story apartment; rental \$4,400; price \$25,500. HUSTON, 317 W.

BARGAIN-DWELLING.
Edgecombe Av., near 147th St. Possession
LOUIS SCHRAG, 142 WEST 23d St. CONVENT AV.
Bargain in handsome dwelling below 145th
t. AUSTIN FINEGAN, 35 Nassau st. DYCKMAN plot, Scaman av., near 204th st., 50x100, below grade: equal to two-thirds cellar excavation. SOMIA, 74 Reservoir av., Jersey City.

ESTATE NEEDS MONEY.
30 Lot Manhattan Plot within 800 ft.
of Bdway Exp. Sub. Sta. Can be
bought for \$2,200 a lot, which is abt,
50% of ass'd value.
A. N. GITTERMAN, 280 MAD. AV.

FOR SALE—4 high class 2 family tapestry brick houses, with garages, semi-detached, located at West 217th st. and Park Terrace West, Manhatian; take West Side subway to West 215th st., walk north 3 blocks and west 2 short blocks and see J. S. ROUTH, JR., on premises.

FIVE stories, fifteen families, five six room modern apartments; splendid condition; rents \$9,300, mortgages \$37,000, 1925; net lineome \$3,500; secrifice cash \$12,500; near 125th, Broadway. R NS4 Herald, 280 Bway.

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OUR BARGAINS.

Washington Heights, 5 story walkup, 5 years built, rent \$18,150, price \$10,000, \$20,000 cash; Claremont av. 6 story walkup, rent \$20,200, first morteage \$60,000, price \$110,000, \$20,000 cash; Madison av. 7 story elevator, \$15 per week, rents \$21,000, price \$100,000; Amsterdam av., 6 story walkup, 4 stores, rent \$27,000, price \$145,000, cash \$15,000. COLUMBIA REALTY CO., 109 Degraw st., Brooklyn. Phone 0463 Henry.

RENTS \$27,000.

Will sell at assecsed value of \$145,000; easy terms.

Two up-to-the-minute New-law corner apartments.

Best purchase on Washington Heights, Investment returned in three years. (GOOLWIN, # GOOLWIN, 123d st. and Lenox av. Har. 6500. ST. NICHOLAS AV. (Vicinity 155th)—Six story; rent \$38,500; price \$200,000; might trade. P. A. EDMISTON, 5 Beckman st. Cortlandt 1513.

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We have two six story elevator apartment cuses on 100x100, near 145th st. subway, at about 54 times a very reasonable rent; must be sold. CHAS. A. DU BOIS, 355 Broad-way, 146th st.

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SOUTHWEST corner 181st and Haven av-Vacant plot; walkup or elevator; bargain; full commission to brokers. AUSTIN FINE-GAN, 35 Nassau st., New York. THEE story, one, two family, detached, 12 large rooms, post; exceptional construc-tion; 25x99.11. OWNER, 468 West 157th. TWO story and basement dwelling. 563
West 187th, near St. Nicholas av.
150711, 500-511 West.—Two family houses,
duplex apartments, eight rooms, bath, electricity; possession; \$17,500. REED, Schuyler 7355.

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WEST 181ST ST., NORTHERN AND PINE-HURST AVS.; THREE STREET FRONT-AGES; LIBERAL TERMS; NO EXCHANGE, NO SUBORDINATION; NO BUILDING LOAN; FULL COMMISSION. JOHN M. THOMPSON & CO., INC., 217 BROADWAY.

169th st.

BEDFORD PARK Section.—Owner anxious

provements: rent \$6,234; price \$39,0 terms to suit.

PORTER & CO., 159 West \$25th st. PORTER & CO., 159 West 425th st.

CALIFORNIA style, stucco, ideal year round home; beautiful view Sound; eight large rooms, sun parior, breakfast room; every improvement; corner, 100x100; price \$21,000, terms, Corner Edison and Schiey av., Throggs Neck, N. Y., or telephone, 1 to 6. West heater 1081M.

CRESTON AV., 2011 (near Burnside av.)—11 rooms, 3 story brick, brownstone, private, 2 bathrooms, latest improvements; well built house, parquet inlaid flooring; convenient 0th, 9th av. "L." Jerome subway; \$7,000 cash. Owner, tel 2368 Fordham.

CLAREMONT and Fordham section, garage sites, 75x150; also 75x135, through the block; Seneca av., 75x100, low grade; owners anxious to sell. ASHFORTH & CO., 501 5th av. Murray Hill 142.

ESTATE NEEDS MONEY.
Will sacrifice 30 lot Manhattan Plot
within 600 ft. of B way Exp. Sub.
Sta. at less than Broax Lot Price.
A. N. GITTERMAN, 250 MAD. AV. FIVE lots, Bronx, near Southern Boulevard, for sale; terms satisfactory right party, REYNOLDS, Morgan av. and Meserole st., Brooklyn.

Brooklyn. FOUR single family frame dwellings, East Broax; 7 rooms, bath; lots 18,9x115; cash required \$6,000; speculators' opportunity. FRANK H WALKER, 165 Broadway. FURNISHED room house, 10 rooms, com-plete with 2 baths; rooms all rented; steam heat; good investment; owner can be seen mornings to 12 noon; good location, 633 East 165th, Bronx. FORDHAM.—Two family house, 13 rooms; excellent condition; improvements. Tele-HAVE vacant lot, size 50x145, facing two streets, suitable for garage; will add cash and exchange for improved property; what's offered?

LEAVING city, must sacrifice beautiful 9
room house, with garage, on University av.; highest, healthlest section in New York; tax exempt; bright and cheerful; easy house-keeping; price \$18,500 for quick action; terms arranged; can be seen Sunday afternoon. Fordham 8467-W.

ONE FLOOR PAYS ALL EXPENSES.

Two family brick dwelling, 20 ft., 69 East
17th 8t., adjoining Concourse and Jerome subway; 6 and 7 rooms, electric light, steam heat; price \$15,000, worth \$18,000; see it to-day. T. F. SCULLY, 57 East 125th.

PROMINENT CORNER-West Bronx, 2 buildings with stores can be bought on its times rent basis. \$30,000 cash needed, Long first mortgages and good paying. WEST BRONX, Box N-1423 Herald, Harlern Office. aubyfay; 6 and 7 rooms, electric light, steam heat; price \$15.001, worth \$18.000; see it to day. T. F. SCULLY, 57 East 125th.

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FLOT for sale-50 by 160, Rochambeau av. near 212th st.; overlocks Mecholu Parkway and Grand, Concourse and Boulevard. Address Box Y 2230 Herald, 280 Broadway.

FLOT, W. S. Prospect av., 50 feet, N. of 149th st., 7528, MOONEY, 333 East 24th st.

TWO FAMILY BRICK HOUSE, SPACE FOR GARAGE; EVERY IMPROVEMENT; 415-419 FAST 235TH ST., WOOTLAWN HEIGHTS, 2 BLOCKS WEST OF WEBSTER AV., OR PHONE MURRAY HILL 2677.

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All that you pay over \$5.00 me month new room helps pay off your mortgage. After 4 years yope from helps new off your mortgage. After 4 years yope from he for five rooms and bath, full cellar, owe water, heat, gas and electric light, room for garden and garage.

Easy ho inekeeping, semi-bungalows, built of the best material; excellent workmanship; compare them with those costing twice our price.

Four rooms and bath with 6 room efficiency. Five rooms and bath, to which, at alight expense, you can add 3 rooms and extra bath. We make terms to suit YOU. Open for inspection at all times. Opportunity to cooperate with producers at a minimum cost; 50% saving on your present rent. 200 houses under construction; tax exempt for 10 years. Send for pictures and plans.

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plans.

OFFICE OF HARRY W. DAVIS,
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Cranford and Wilder avs.,
two blocks east of subway station at 241st
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IDEAL HOME CONSTRUCTION CORP.,
350 Broadway. Phone Franklin 351s.
WOODLAWN HEIGHTS (233d st.)—13 rooms,
2 family detached house; southern exposure; excellent location; bus line passes
house; hardwood trim; electricity; all improvements; \$11,000, \$3,000 cash. G 1596
Herald, Bronx.

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WEST BRONX TAX EXEMPT BARGAIN.

High class apartment house, corner, fully leased with security at \$40,000 annually; 10 years' mortgages; price \$230,000. Inquire CHARLES, KUNTZE, 440 East 140th.

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JOHN M. THOMPSON & CO., INC.,
217 BROADWAY.

145TH st. and Broadway neighborhood: sk story elevator; furnished: three 4s, three 3s; rent \$59,000; price \$215.000; cash \$45,000.
25 West \$435 st.
241-3-5 West \$415 St. (at Broadway).—Two upper floors (entire upper part of building now under construction), suitable for furnished rooms. JOHN H. SCHEIER, 253 West \$545 st.

Spaten Dayvil and Riverdale.

Above Harlem River.

FIELDSTONE ROAD—Plots, acreage. Bargain prices, \$750 up. FELLMAN, 1476 NEW one family stucec, corner, overlooking van Cortlandt Park; lot 45100; Spenier av., 262d st., Riverdale. OLSON, owner. Tel. Kingsbridge 3163W.

RIVERDALE SECTION.—New seven room house; exceptionally well built; separate garage: Greystone all, amount of cash required; part of balance monthly payments like rent; open for inspection on Sunday; tax exemption; brokers protected. Apply to owner, A. E. WHEELER, 702 W. 181s st.

Borough of Manhattan—Miscelaneous.

Four story, high stoop: parquet floors in all principal rooms, electric light; rear hardwood trim throughout; in perfect condition; brokers protected. Apply to work, A. E. WHEELER, 702 W. 181s st.

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CASH \$20,000.

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NET INCOME \$10,000.

RIVERIOLATION DEASEMENT DWILLING, FIRST CLASS CONDITION, CHELSEA SECTION, PAN & WELLCH, 503 5TH AV. VANDERBILT 7649.

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AT PROSPECT PARK SOUTH—FLATBUSH, Immediate possession; frame detached dwelling and garage, 11 rooms, thied bath; parquet floors, electricity and gas, steam heat; all rooms large and light; lavatory to each sleeping room; open fireplaces; laundry and cold storage; large porch, screens and shades. One block to Prospect Fark, Church Av. express station, Brighton "L" and new subway. Open for inspection Sunday from 1:30 to 5:30 P. M. Frice \$19,500. OWNER, 47 E. 16th st. (Buckingham road).

ADELPHI ST., Brooklyn.—Builder's plot 100 x100, make offer: will subordinate. C. A. STEEPLETON, 799 Lincoln place, Brooklyn.

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REAL ESTATE MORTGAGES.
115 RROADWAX. PHONE RECTOR 2287.
FOR SALE—Small first mortgages no modern built homes, 3 years, netting 75; notices and the least for 21 years, with a series and the least for 21 years, with a series and the least for 21 years, with the least for 21 years, with a series and the least for 21 years, with the least for 21 yea

INVEST YOUR MONEY IN REAL ESTATE.

Here is a wonderful proposition; business corner house, 2d av., near 9th st., sever stories, modern improvements, elevator apartment, eight stores, rented to responsible firm for 12 years at \$10,000 yearly; prica \$132,000, mortgages, 5-8 years; cash \$20,000, rent \$26,000, profit 12,500. N 2051 Heraid, Herald sq.

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OCEAN AV., 2941, Brooklyn., 50x100: 10 rooms, 2 baths, tiled and extra tollet, steam heat; partly furnished; price \$12,500; cash \$4,000. A. SAFFIR, 1472 Broadway, Bryant 6944.

PARK SLOPE-FIRST STREET, NEAR PROSPECT PARK; FINEST RESTRICT-ED NEIGHBORHOOD; VERY ATTRAC-TIVE 10 ROOM AMERICAN BASEMENT HOUSE; EXCELLENT CONDITION; 3 RATHROOMS; ALL, IMPEQUEMENTS; UNUSUAL CONVENIENCES; PRICE \$30,000. SHOWN HY APPOINTMENT PHONE IN FORENOON, SOUTH-0706.

RARE OPPORTUNITY, in Park Stope apartment, on 8th ave, finest section in Brooklyn, three S family apartments, all under lease; hot water supply, parquet floors, tile baths, electric, steam heat, X and 6 rooms and foyer in each apartment, fine state of repair; income about \$22,000, running expenses \$11,000; first mortgage \$55,000 24 years to run at 5%, second mortgage \$18,600 to run for 4 years at 6%, price of all \$120,000; owner moving to another State, reason for selling, OWNER, Room 1501, 257 Fourth av., N. Y. City. SHEEPSHEAD BAY (first subway state Coney Island) 41,000 cash buys beaut. Induces house, five rooms and sun parlor, as improvements; tax exempt; half block from private beach; immediate occupancy; eventually lease very easy terms. GARTNER, 1329 3d av. Tel. Rhinclander 2284.

at 98th st., directly on Narrows, comman, ing magnificent 15 mile view of the lowe, bay, a house of 12 rooms and bath is offered for lease to desirable tenants only; immediate possession. HOWE, phone Shore Road 1488.

2 STORY BRICK DWELLING, 8 rooms and bath, electric light,

1743 WEST OTH ST. Immediate possession. Particulars from JOS. T. MULLIGAN, 36 broad st., New York city.

67 Park Ave.

HOUSEKEEPING APARTMENTS N. E. CORNER 38TH STREET

2 ROOMS Living Room, Chamber, Kitchenette and Bath

4 ROOMS Living Room, 2 Master Chambers, 2 Baths, Dining Alcove and Kitchen

Maid Service. Catering Service Rents \$2000 to \$5000 Wood Burning PEASE & ELLIMAN APPLY SHRODER & KOPPEL Renting Agents
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Built as an investment-not as a speculation.

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A new fireproof Apartment House now ready for occupancy Every modern convenience has been installed for the comfort of tenants.

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9 Rooms, 1 Bath, \$7,800. 61 West 74th St. Near Columbus Ave. 8 Rooms, 2 Baths, \$3,000. irst floor suitable for doctor Hendrik Hudson 611 West 110th St. 3 & 8 Rooms, 1 & 2 Baths, \$1,500 & \$3,600. 310 West 95th St.

Near West End Ave. 5 Rooms & Bath, \$1,400. 600 West 115th St. 4 Rooms & Bath, \$1,800. 655 Riverside Drive Corner 143d St. 4 Rooms & Bath, \$1,600. 504 West 111th St.

4 Rooms & Bath, \$1,400. 545 West 125th St. ear Manhattan St. Subway Station Rooms, Bath & Kitchenette, \$840. 317 Riverside Drive & 2 Rooms & Bath, \$1,200 to \$1,500. 314 West 75th St. Near Riverside Drive. 2 Rooms & Bath (elevator), \$1,890.

Near Central Fark. 2 Rooms & Bath, \$1,500. ULL PARTICULARS. **SLAWSON&HOBBS**

162 W. 72d St. Tcl. Columbus 7240

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APARTMENTS Just Finishing Have Every Possible Improvement Park Gives Unobstructed and Permanent View, Both Front and Rear.

All Apartments Have

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3-4-5 Rooms Rents Exceptionally Reasonable

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3 ROOMS Llving Room, Chamber, Bath, Dining Alcove and Kitchen

SPECIAL PHYSICIANS' APARTMENTS. PRIVATE ENTRANCES

or Your Own Broker.

S. E. Corner 90th St.

SUITES OF 5 and 6 ROOMS

SELECT APARTMENTS

Best Sections Washington Heights High Class Elevator Apartments. 720 W.170th ST. Gorner of New Building: View of Hudson River and Palisades. Rentals Grantly Red vied. 326 AUDUBON AVE. 600 WEST 178th ST. 804 WEST 180th ST. 610 WEST 152d ST.

129 WADSWORTH AV. 7 ROOMS, \$140. HIGH CLASS WALKUPS ALL IMPROVEMENTS 79 HAVEN AVE. 106 HAVEN AVE. 196 SEAMAN AVE. NEAR 215TH ST.)
5 ROOMS, 855.
516 WEST 175th ST.

305 HAVEN AVE. 4 ROOMS, 850. Weil kept, conveniently located buildings. Immediate occupancy. Unexcelled service. Apply Super-

Malatala in the land of the la 1071 St. Nicholas Ave.

CHARLES S. KOHLER, Inc.

935 St. Nicholas Ave.

7 Rooms, 2 Baths

36 West 59th St.

181st Street

Clark & Henry Sta.

Take Broadway, I. R. T. Sub. to Clark St.
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Borough of Brooklyn.

2-3-4-5
ROOMS
New Elevator
Apartments,

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WANT \$30,000 on first mortgage on beautiful country home on Long Island; worth \$100,000. Apply Y 2263 Herald, 280 Bdway

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From Battery to 14th St., Inclusive. GREENWICH VILLAGE, best residential section, excellent surroundings, fine outlook; private house, 3 story and basement, brick, 12 rooms, 3 baths, steam heat, electricity, beautifully decorated; present gross income \$3,900 per annum; price \$30,000 cash and terms to be arranged. Apply M. S. MEYEROWITZ, room 7, 127 University place. Tel. Sugvessant 8021.

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ELEGANT 5 story flat, near 8th av. and 14th at. 6 rooms, bath, electricity to floor; rents \$3,000; price \$24,000. DUROSS, 155 W. 14th. rents \$3,000; price \$24,000. DUROSS, 155
W. 14th.
GHEENWICH VILLAGE—MINETTA ST.
Three story brick Colonial dwelling, \$6,500.
Corner, \$8,500. PEPE, 40 Washington \$q.
GREENWICH VILLAGE—WEST 19TH ST.
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